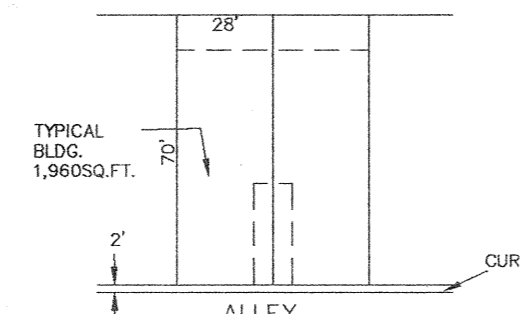


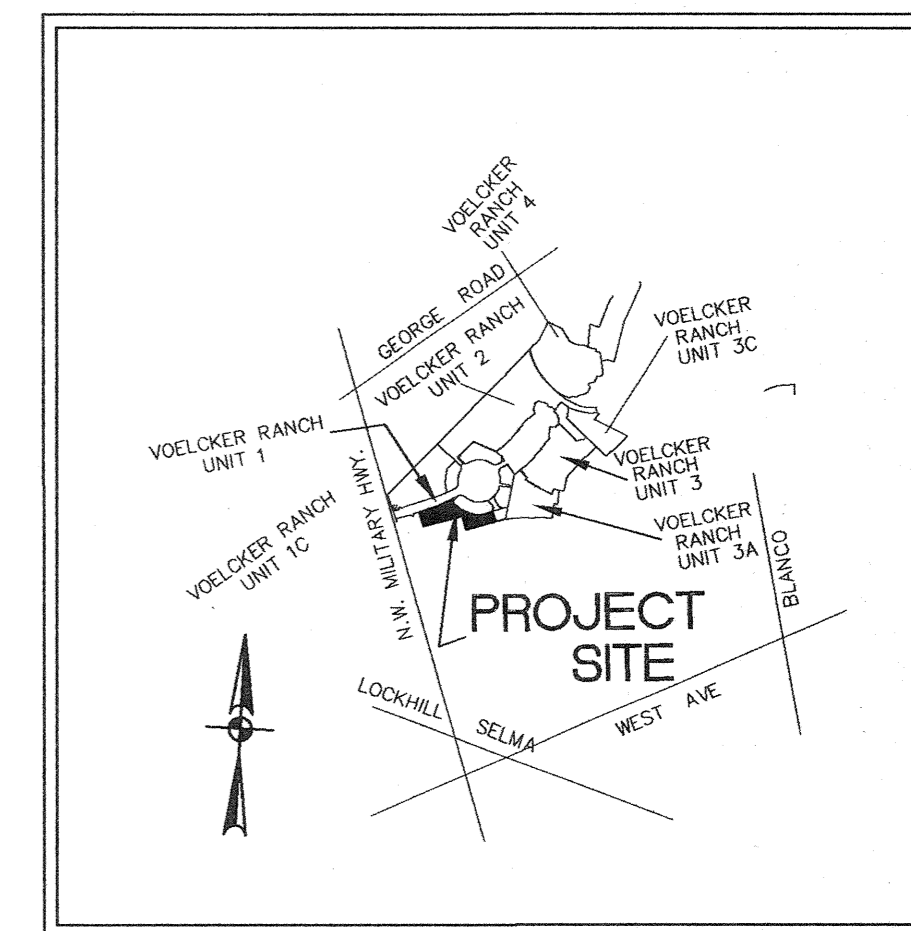
TYPICAL STREET SECTION
NOT-TO-SCALE



TYPICAL LOT SIZE
NOT-TO-SCALE

NOTE:
ALL CORNER LOTS SHALL COMPLY WITH
THE CLEAR VISION AREA REQUIRED.
SEC. 35-3339

SCALE: 1" = 50'



LOCATION MAP
N.T.S.

AREA	SQUARE FEET	ACREAGE
BUILDING COVERAGE AREA	28X70	1.348
OTHER COVERAGE	58,719	1.348
OPEN-SPACE	83,074	1.909
TOTAL-GROSS AREA	200,594	4.605

PROPOSED OPEN SPACE = 41%
DENSITY = 7.6 UNITS PER ACRE
(IF APPLICABLE)

P-1,R-6
ZONING/CONCEPT

35 RESIDENTIAL LOTS

⑫ - REFERENCE THE NUMBER FOR
THE OWNER'S ON THE P.U.D.
MAILING LIST

REVISIONS:

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

SUMMERFIELD TOWNHOUSE
(PLANNED UNIT DEVELOPMENT)

JOB NO. 3076-70

DATE FEB., 2001

DESIGNER JP

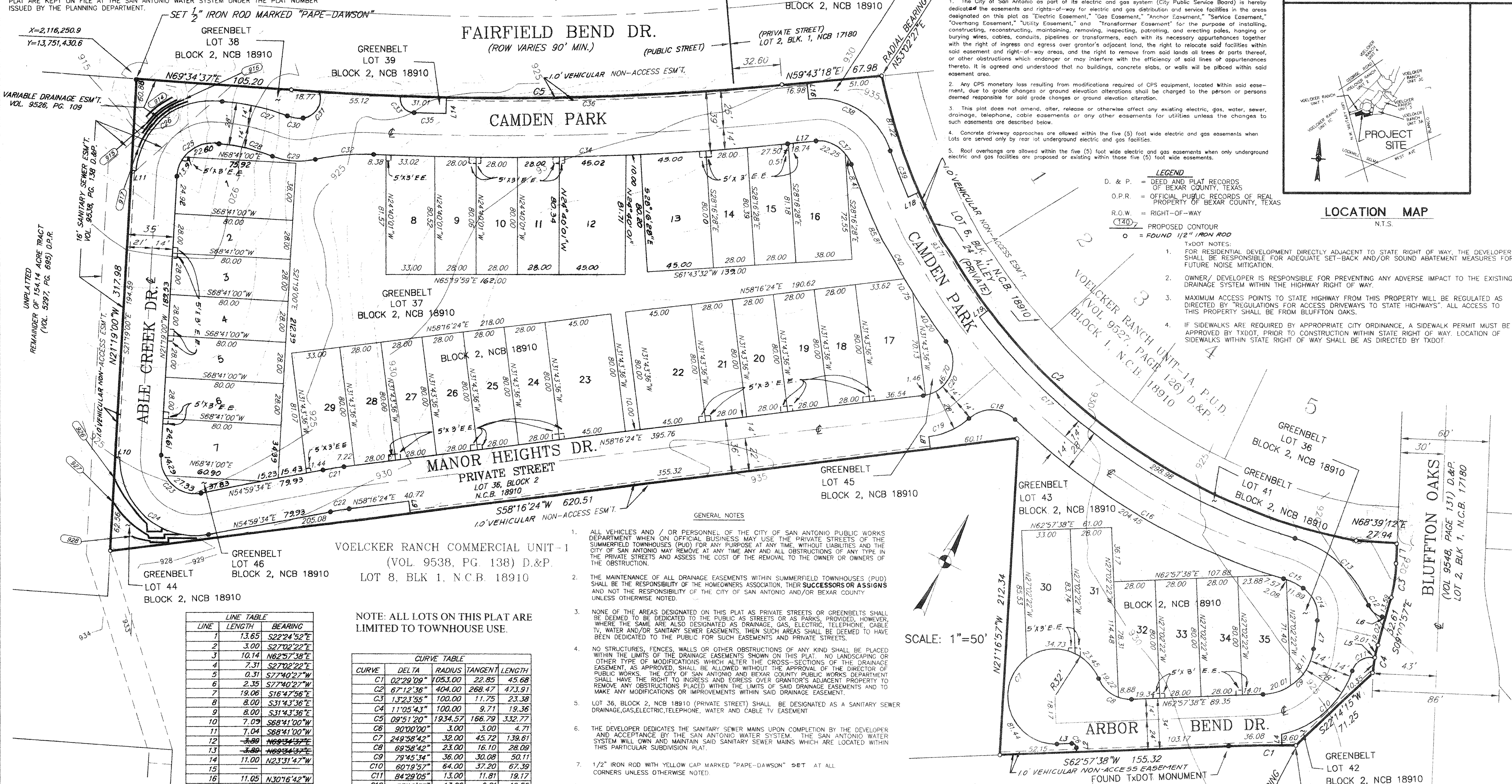
CHECKED JP DRAWN LB

SHEET 1 OF 1

WASTEWATER E.D.U. NOTE
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION
PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER
ISSUED BY THE PLANNING DEPARTMENT.

VOELCKER RANCH UNIT-1, P.U.D.
VOL. 9526, PG. 109 D.&P.

PLAT NO. 010241



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF July
A.D. 2001
Rhonda Yerkey
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES W. EASTON, known to me to be the person whose NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF July
A.D. 2001
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NOTE: ALL LOTS ON THIS PLAT ARE LIMITED TO TOWNHOUSE USE.

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	02°29'09"	1053.00	22.85	45.68
C2	67°12'36"	404.00	268.47	473.91
C3	13°23'55"	100.00	11.75	23.38
C4	11°05'43"	100.00	9.71	19.36
C5	09°51'20"	1934.57	166.79	332.77
C6	90°00'00"	3.00	3.00	4.71
C7	248°58'42"	32.00	45.72	139.61
C8	68°58'42"	23.00	16.10	28.09
C9	78°45'34"	36.00	30.08	50.11
C10	60°19'57"	64.00	37.20	67.39
C11	84°29'05"	13.00	11.81	19.17
C12	55°19'37"	13.00	8.81	12.55
C13	51°28'55"	77.00	37.13	69.19
C14	65°00'17"	23.00	14.65	26.09
C15	16°40'37"	48.00	7.04	13.97
C16	27°36'36"	440.00	108.11	212.03
C17	36°42'45"	412.00	136.70	263.99
C18	85°24'59"	23.00	21.23	34.29
C19	34°15'15"	51.00	15.72	30.49
C20	119°58'36"	23.00	39.82	48.16
C21	03°16'50"	251.00	7.19	14.37
C22	03°16'50"	223.00	6.39	12.77
C23	103°41'26"	23.00	29.28	41.62
C24	100°20'00"	51.00	61.15	89.32
C25	90°51'17"	23.00	23.39	36.51
C26	88°02'21"	51.00	48.83	78.93
C27	16°38'27"	153.00	22.83	45.33
C28	16°38'27"	125.00	18.65	37.03
C29	33°54'38"	50.00	15.24	29.59
C30	28°42'09"	22.00	5.53	10.84
C31	102°33'00"	13.26	16.54	23.74
C32	15°10'33"	150.00	19.98	39.73
C33	98°23'39"	9.62	11.14	16.52
C34	08°09'20"	1973.57	140.70	280.92
C35	00°38'12"	1945.57	10.81	21.62
C36	06°44'55"	1937.57	114.24	228.22
C37	76°23'01"	23.00	18.09	30.66
C38	78°55'58"	51.00	41.99	70.26
C39	04°35'18"	412.00	16.51	32.99
C40	17°48'31"	440.00	68.94	136.76

SUBDIVISION PLAT OF SUMMERFIELD TOWNHOUSES (PLANNED UNIT DEVELOPMENT)

BEING A 4.605 ACRE TRACT OUT OF A 154.14 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5297, PAGE 695 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J. B. THOMPSON SURVEY NO. 84, ABSTRACT 740, NEW CITY BLOCK 17180, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF SUMMERFIELD TOWNHOUSES (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2001
BY: _____ CHAIRMAN
BY: _____ SECRETARY

- C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines of appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any GPS monetary loss resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

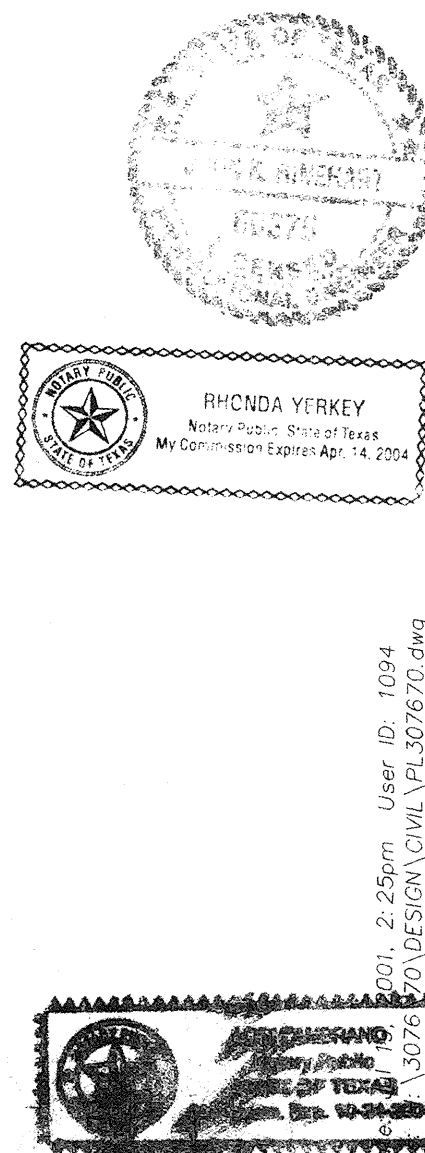
LEGEND
D. & P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
(140) = PROPOSED CONTOUR
O = FOUND 1/2" IRON ROD

- TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/ DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT. REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. ALL ACCESS TO THIS PROPERTY SHALL BE FROM BLUFFTON OAKS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATION OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

WURZBACH PKWY
(R.O.W. VARIES, 140' MIN.)
PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216
210-375-9000

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION
Sworn to and Subscribed before me this 19th DAY OF July
A.D. 2001
Rhonda Yerkey
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF THE _____ OF SAID COUNTY.
IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY





City of San Antonio
New
Vested Rights Permit
APPLICATION

file
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 NOV 14 PM 3:06

Permit File: # 04-11-021
Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: Medallion, Ltd. Phone: (210) 494-2555 Fax: (210) 494-8109
Address: 6929 Camp Bullis Road Zip code: 78256
Engineer/Surveyor: Pape-Dawson Engineers Phone: (210) 375-9000 Fax: (210) 375-9010
Address: 555 E. Ramsey Zip code: 78216

1. Name of Project: Summerfield Townhomes
2. Site location or address of Project: 0 Wurzbach Parkway
Bluffton Oaks & Wurzbach Parkway
3. Council District 8 ETJ No Over Edward's Aquifer Recharge? ☒ yes () no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*
Townhome development - single family attached.
35 units (6 buildings)
5. What is the date the applicant claims rights vested for this Project? 5-23-01
6. What, if any, construction or related actions have taken place on the property since that date?
None

7. By what means does the applicant claim rights vested for this Project? Please specify all that may be applicable.

☒ PERMIT

Type of Permit: NA Date of Application: NA

Permit Number: NA Date issued: NA

Expiration Date: NA Acreage: NA

☒ MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: NA # NA

Date accepted: NA Expiration Date: NA MDP Size: NA acres

☒ P.U.D. PLAN

Name: Summerfield Townhomes # 01-005

Date accepted: 5-23-01

☒ Plat Application

Plat Name: NA Plat # NA Acreage: NA

Date submitted: NA Expiration Date: NA

(Note: Plat must be approved within 18 months of application submittal date).

☒ Approved Plat

Plat Name: Summerfield Townhomes PUD Plat # 2001000241 Acreage: 4.61 Approval
Date: 10-10-01 Plat recording Date: NA Expiration Date: 10-9-04 Vol/Pg. NA

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

☒ Other
NA

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: J. Darryl Byrd Signature:  Date: 11/11/03



City of San Antonio

Vested Rights Permit
APPLICATION

Permit File: # 4-11-021

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Planning Department decide this application in the following manner:

☐ **Approval**

☐ **Disapproval**

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Planning Department.

Reviewed By: _____ Date: _____
Assistant City Attorney

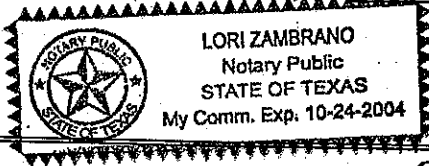
Comments: Mike,

I cannot verify the dates on the application, so I cannot
give you a recommendation. However, if the PVD Plan was filed
on 5-23-01 I recommend approval as of that date.
OK (initials)

Please note the Plat has not been approved yet and vested
rights will be lost if it ~~expires~~ expires ^{should} ~~there~~ approval and recording
time deadlines pass.

03 DEC -3 PM 3:56
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Permit File # 04-11-021
Sworn to and subscribed before me by J. Darryl Byrd on this 11 day of
November in the year 2003, to certify which witness my hand and seal of office.



Lori Zambrano
Notary Public, State of Texas

City of San Antonio use

Permit File: # 04-11-021
Assigned by city staff

Date: _____

☒ **Approved**

☐ **Disapproved**

Review By: JMB
~~Signature~~

Date: 11/4/03

Comments:

Approved as per City Attorney
Comments: AS OF 5-23-25
O!
DRF

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 NOV 14 PM 3:06

CMD: 260 PLAT: 2001000241 NAME/KEY: SUMMERFIELD AGENCY: PW

PLAT NBR: 2001000241 PLAT NAME: SUMMERFIELD TOWNHOUSES PUD

APPLICATION DATE:	3 7 2001	EXPIRATION DATE:	3 7 2003
REPLAT PUBLIC HEARING DATE:	— — —	REPLAT EXPIRATION:	— — —
DEFERRAL APPROVAL DATE:	— — —	DEFRL NOTFC DATE:	— — —
NOTIFICATION DATES:	—	DEFRL EXP DATE:	— — —

FILING DATE:	9 24 2001	FILING EXPIRATION:	10 24 2001
PC DATE:	10 10 2001	APPROVED(Y/N):	Y
DIRECTOR DATE:	— — —	APPROVAL EXPIRATION:	10 9 2004
POSTPONEMENT/WITHDRAWAL:	— — —	TIME EXT EXPIRATION:	4 9 2006
		DATE TIME EXT GRANTED:	10 13 2004

COUNTY STATUS (A/D/P): _

RECORDATION DATE: _ _ _

VOL: _ _ _ PAGE: _

PC NOTES: PC GRANGED A 18 MO TIME EXT TO BEGIN AT END OF ORIG EXP JAY

'PF3' MENU

Michael Herrera

From: Debbie Reid
Sent: Monday, December 13, 2004 1:35 PM
To: Michael Herrera
Subject: VRP 04-11-021

Mike will you check the application for this VRP As so date is 5-23-03, but this is probably a mistake and should be 5-23-01?

Thanks

Debbie Reid, City Arborist
Ph (210) 207-8053
FAX (210) 207-6073

DUSTY
PULL FILE
LETS
LETS
IT.

MEDALLION HOMES

6929 CAMP BULLIS RD.
SAN ANTONIO, TX 78256
(210) 494-2555

INTERNATIONAL BANK OF COMMERCE
SAN ANTONIO BRANCH
30-1328/1740

No. 058368

PAY

ONE HUNDRED SIXTY DOLLARS AND ZERO CENTS

DATE 11/11/2003

\$

CHECK AMOUNT
*****160.00*****

City of San Antonio
P.O. Box 839966
San Antonio, TX 78283

MEDALLION HOMES





TO THE
ORDER
OF

⑆058368⑆ ⑆114013284⑆

⑆1077270⑆



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 NOV 18 PM 3:50

file ✓

Permit File: # 04-11-022
Assigned by city staff

Date: October 29, 2003

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: Carolyn M. Rosenthal Phone: 210-493-1181 Fax: 493-6275

Address: 115 Canter Gait Zip code: 78231

Engineer/Surveyor: Albert Fernandez, Sr. Phone: 210-377-0774 Fax: 0774

Address: 11824 Radium Zip code: 78216

1. Name of Project: Prue Plaza, Southwell Maxi Storage
2. Site location or address of Project: 5250 Prue Rd.; 10710 Southwell
San Antonio, TX 78240
3. Council District 7 ETJ N/A Over Edward's Aquifer Recharge? () yes ☒ no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.
5.043 ac. retail pad sites and strip center;
3.081 ac. Maxi Storage facility
5. What is the date the applicant claims rights vested for this Project? Prior to 1927
6. What, if any, construction or related actions have taken place on the property since that date?
Ramshackle housing units still in use; barns, window-tinting

shop, burned out stationary houses; all to be removed **in Report of app'l for preservation of rights**

Permit File # _____

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Oakland Estates Plat # N/A Acreage: 8.124 ac Approval

Date: pre-1927 Plat recording Date: 1931 Expiration Date: N/A Vol./Pg. 980, pg 281

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

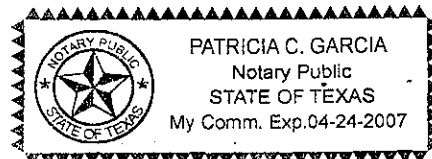
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Carolyn M. Rosenthal Signature: Carolyn M. Rosenthal Date: 10/30/03

Sworn to and subscribed before me by Patricia C Garcia on this 18 day of November in the year 2003, to certify which witness my hand and seal of office.





City of San Antonio

Vested Rights Permit APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 DEC -3 PM 3:56

Permit File: # 04-11-022

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Planning Department decide this application in the following manner:

☐ Approval

☒ Disapproval

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Planning Department.

Reviewed By: [Signature]

Assistant City Attorney

Date: 12-2-03

Comments: The Oakland Estates Plat can be used only for
the original project on ~~that~~ the subject property. As prior projects
have taken place on the property, the plat is no longer usable
for this project. vested rights do not transfer to new projects.

Permit File # 04-11-022

Notary Public, State of Texas

City of San Antonio use

Permit File: # 04-11-022
Assigned by city staff

Date: _____

☐ Approved

☒ Disapproved

Review By: *[Signature]*
~~Assistant City Attorney~~

Date: _____

Comments: As per H. Thompson comments:

The Oakland Estates Plot can be used only for the original project on the subject property. As ~~the~~ prior project have taken place on the subject, the plot is no longer usable for this project.

Vested Rights do Not Transfer to new projects.